

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JUNE 4, 2015, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Miss St. George Princess Emily Theobald and the invocation was offered by Tim Martin Secretary of the Interfaith Council.

Mayor Pike introduced the Miss St. George Royalty, Princess Emily Theobald, 1st Attendant Dakota Stevens, 2nd Attendant Madison Baldwin, and Miss Congeniality Mande Rogers. He then mentioned next week's meeting will be cancelled. The Veteran's Honor Flight departed for Washington D.C. this morning; they anticipate returning home this Saturday evening. Tomorrow evening will kick off the First Friday George Streetfest downtown. On June 13th, the Firehose Frenzy 5k will take place as part of the annual Fireman's Convention being held here. The 5k will benefit the Utah Burn Camp. He then read portions of a press release naming St. George Leisure Services Department as a finalist in the 2015 National Gold Medal Award for Excellence in Park and Recreation Management. Winners will be announced in the fall; this is the second year the City was nominated.

City Manager Gary Esplin advised that with regard to item 2A, there have been issues with noticing and specifications; therefore, it will be re-noticed and start the process over.

COMMENTS FROM THE PUBLIC:

Mayor Pike reviewed the rules for those who wish to speak.

Steven Palmer asked the Council to discuss the City code pertaining to airbnb's. He understands the concerns of the community as there have been legitimate concerns in the past. Mr. Palmer stated that he would like to take part in the discussion.

Mayor Pike proposed to have a discussion at the July 9th work meeting.

Ray Snyder commented that the next comment will be listed as a public hearing on the June 18th agenda.

Mayor Pike stated that neighbors will be notified of the public hearing.

Ailene Chambers, part time resident, stated her concern is that the allowable building height is presently 35'. When the Planning Commission and City Council are asked to increase height, depending on what the development is, they should consider density as being a major factor in their decision.

AWARD OF BID:

Consider approval to hire a construction manager/general contractor to manage all remaining construction tasks for the All Abilities Park.

City Manager Gary Esplin explained that several proposals were received and reviewed by staff. The recommendation is to hire Bud Mahas at a 7% construction fee. The construction manager will coordinate the activities of each contractor. The cost is approximately \$42,000. The agenda packet states that a bid was received for 4 3/4; however it did not include all of the responsibilities and requirements for insurance. When it was clarified, they amended their bid to 8 3/4%, which is why the low bidder is Bud Mahas.

Leisure Services Director Kent Perkins explained that the bids were based upon a percentage of the cost of the work to be managed. The actual number against the estimates is \$148,000 which includes bonding, insurance and general conditions such as restrooms, dumpsters and cleaning up the site.

City Manager Gary Esplin stated that someone needs to be there to manage the project to get it done in a timely manner.

Councilmember Almquist commented that this is a community project. He inquired if the bidders are aware that they will also coordinate projects. At one point there may be a number of volunteers.

City Manager Gary Esplin noted that the manager will coordinate construction activity. There are funds in the approved budget allocated for construction management.

Leisure Services Director Kent Perkins explained the final figure will be approximately \$148,000. There is a chance of additional donations; therefore, the cost may change.

MOTION: A motion was made by Councilmember Arial to approve the hiring of a construction coordinator/manager/general contractor, Bud Mahas, to manage the remaining construction tasks at the All Abilities Park at 7%.

SECOND: The motion was seconded by Councilmember Almquist.

Councilmember Almquist commented that Bud Mahas has interest in St. George as well. They have managed large projects. To have their expertise is a gift.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye

Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR THE 2015-16 FISCAL YEAR:

Consider approval of staff's recommendations for Community Development Block Grant funding for the 2015-16 Fiscal Year.

City Manager Gary Esplin outlines staff's recommendation as follows: 1)\$80,000 to St. George City to administer the program; 2)\$350,000 for Homeless Housing for a new homeless shelter (SwitchPoint); 3)\$35,000 for Red Rock Center for Independence for their kitchen remodel; 4)\$35,000 for TURN Community Services for TURN rehab; and 5)\$25,000 for the Utah Food Bank for Safety and Capacity Building.

MOTION: A motion was made by Councilmember Randall to approve staff's recommendations for the Community Development Block Grant funding for the 2015-16 Fiscal Year.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/STREET VACATION/ORDINANCE:

Public hearing to consider a public street vacation at the rear of the property located at 324 and 302 West Hilton Drive. Stephen Wade, applicant.

City Manager Gary Esplin advised there is a map behind City Attorney Shawn Guzman. This item has been very complicated. He explained years ago, there was an old road that served as the main access for the west side of the City. When the sewer outfall line was built, connecting Santa Clara, there was a line and a roadway easement. Since the road was abandoned, some of the easement and right-of-way were included in some deeds but not others. In an effort to clear everything up, this public hearing is taking place to vacate any rights the City would have. He noted that the map shows City ownership. Any vacations would be subject to the applicant recognizing the easements contained in their property. It is the responsibility of the property owner to take care of the sewer line.

City Attorney Shawn Guzman clarified that the lines are transite lines which contain asbestos. If removed, they would have to do so in accordance with environmental laws.

Mayor Pike opened the public hearing.

Nicholas Turner, with Gary Kuhlman & Associates, advised that he represents Mr. Painter, one of the concerned property owners. Any construction or change in the toe of the slope could present a slide. If there is any construction done, he asked that it be done in accordance with state and municipal law, and that it not disturb or damage his client's property. It is not a small concern. His client believes that if work is done, there will be consequences that will be very expensive.

Councilmember Hughes asked Mr. Turner if he is objecting to the vacation.

Mr. Turner stated that their office has been conversing with the Legal Department about this request. He noted that this is their major concern.

City Manager Gary Esplin commented that staff understands their concern. The property not being properly vacated has been a problem. Staff has had discussions with Mr. Wade regarding his plans to build in the area. Ordinances will be followed. The only issue that Mr. Wade had with his engineers is the location of the wall. The property on the map colored in pink is owned by the City.

Mayor Pike closed the public hearing.

City Manager Gary Esplin explained the pink and yellow highlighted portions of the map included in the agenda packet. The title company shows the pink as being owned by the City; the yellow is not titled to anyone. At some point the City assumed it had the right to be in that area. By vacating all of the City's interest, it relieves the City of any issues with regards to the right-of-way. With regards to Mr. Painter's concerns, that issue would be addressed in the building process. All of the property will be vacated, transferring the pink property to Mr. Wade with the caveat that the property owner is responsible to take care of the pipe, if any is located within the property. He explained that the title to the property was given to the City by the adjacent property owner. If it were vacated, it would revert back to the original property owner.

MOTION: A motion was made by Councilmember Hughes to vacate the public street at the rear of the property located at 324 and 302 West Hilton Drive.

SECOND: The motion was seconded by Councilmember Arial.

City Manager Gary Esplin noted that it does not clarify any interest in the old roadway from Indian Hills Drive to Black Ridge Drive. He asked that the motion include that the City vacates its interest in any other properties from Indian Hills Drive to Black Ridge Drive.

AMENDED

MOTION: Councilmember Hughes amended his motion to include that the City vacates its interest in any other properties from Indian Hills Drive to Black Ridge Drive.

SECOND: The amended motion was seconded by Councilmember Arial.

Councilmember Bowcutt clarified if Mr. Wade is in favor of assuming the responsibility of the pipe lines that may or not be there.

Mr. Wade replied yes.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/GENERAL PLAN AMENDMENT/ORDINANCE:

Public hearing to consider a General Plan Amendment from COM (Commercial) to MDR (Medium Density Residential) on approximately 7.89 acres generally located at the northeast corner of Brigham Road and Desert Hills Drive. SITLA, applicant.

Planner Ray Snyder presented a request for a general plan amendment. He showed a graph used by the Planning Commission, aerial maps, zoning map, general plan – site map, and final plat – 2 lot commercial subdivision. Tonight's request is to take the proposed area and change it to MDR. In the future, they will return to request a zone change. He showed photos of the area and mentioned that the Planning Commission recommends approval.

Councilmember Almquist asked if a traffic study will be requested.

Planning & Zoning Manager John Willis replied no. The preliminary design provided is shows approximately 80 units. A traffic study is asked for when changing to commercial zoning.

Mayor Pike opened the public hearing.

Kevin Taylor, resident, stated that he is a board member of the Hidden Valley Heights Owners Association. They would like more information than what was provided. Their biggest concern is that these will be apartments or government subsidized housing. It does not appear to be the case; it looks like townhomes. They would like to see something that is compatible to what is there now. He asked that they be informed of the details as they become available. So far they see it as a plus.

Mr. Willis explained that currently the zoning is Planned Development Residential, but they are requesting Medium Density Residential which is in line with the area. The elevations and site plan

Councilmember Almquist, although the applicant is SITLA, there is some mention Ivory Homes; therefore he withdrew his participation as he is currently performing work for them. He left the meeting.

Stacy Young, representing the applicant, stated that he would be happy to contact Mr. Taylor and his board.

Mayor Pike closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the General Plan amendment from Commercial to Medium Density Residential on approximately 7.89 acres.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider a zone change to rezone: 1) 1.695 acres from C2 (Highway Commercial) to PDR (Planned Development Residential); 2) 0.074 acres from PDR to C2; and 3) 0.412 acres from C2 to PDR on property generally located at the southeast corner of Desert Canyons Parkway and the Southern Parkway. Development Solutions Group, applicant.

Planner Ray Snyder presented the request for a zone change to rezone property generally located at the southeast corner of Desert Canyons Parkway and the Southern Parkway. He showed an aerial map and zone change map.

Councilmember Almquist returned.

Mr. Snyder noted that the Planning Commission did not have a lot of discussion and recommend approval.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Randall to approve the zone change for: 1) 1.695 acres from C2 to PDR; 2) 0.074 acres from PDR to C2; and 3) 0.412 acres from C2 to PDR on property generally located at the southeast corner of Desert Canyons Parkway and the Southern Parkway.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye

Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider a zone change amending the PD-C (Planned Development Commercial) zone on one acre of property generally located east of the I-15 Freeway and north of 300 South Street to accommodate the future development of a sprinkler supply wholesale/retail store. Mike Canning, applicant.

Planner Ray Snyder presented the request for a zone change amendment for Sprinkler Supply, a retail store. He outlined the items included in the agenda packet including an aerial map, zoning map, revised layout – May 5, 2015, Planning Commission Review & Comments. The Planning Commission recommends approval with conditions. He showed a colored site plan, elevations, photos of the area, covered storage, Alternate #2 and Alternate #3, also included in the agenda packet. The applicant proposed chain link fence; however, because they plan to store items outside, the Planning Commission prefers a solid block wall. He addressed staff's comments and outlined the suggestions/comments from the Planning Commission as listed in the agenda packet.

Mayor Pike asked about the fencing on the north.

Mr. Snyder explained that it was determined that it should be a solid fence. He does not believe there is anything that says it cannot be metal; however, the Council has the option to say whether the materials work. He mentioned that the agenda packet includes photos of their other properties.

Planning & Zoning Manager John Willis stated that originally staff was concerned about the location. Additionally, they were concerned with the building looking like a compound. This is a unique site because it is adjacent to residential zoning. Alternate #3 is what staff recommended to the Planning Commission.

Mayor Pike opened the public hearing.

Stephen Wade, resident, stated that they are great neighbors. Their property is clean and nice. This proposal will be an asset.

Mayor Pike closed the public hearing.

City Manager Gary Esplin explained that the reason staff is recommending this because if the wall is put up and you do not see the building. Staff's concern was it would look like an industrial property.

Mayor Pike commented because this is a Planned Development zone, what is seen is what will be.

City Manager Gary Esplin asked why the applicant is not here.

Mr. Willis stated that the applicant was informed of the public hearing. At the Planning Commission meeting, the item was tabled. The Planning Commission recommended they look at what staff came up with; however, the applicant was not interested in taking staff's recommendation.

Kent Worthington, representing the applicant, explained that the storage area will have 20' long PVC pipe. If alternate #3 is approved, it will impede their ability to move that pipe and be an issue for large trucks. They have a main warehouse in West Jordan; once a week, a large truck will deliver to this location.

City Manager Gary Esplin asked if alternate #3 give their trucks enough room for the day to day operations.

Mr. Worthington stated that it would be enough room; however, it would impede the ease of moving the pipe. It would be nice to have the building in the back.

Councilmember Almquist explained that at some point, the landscape plan will need to be addressed. Plans are drawn up north and will not work in this area. The trees suggested will not be good for that location and the plant list is more problematic. He strongly suggests that the landscape plan be revisited with either a local landscape architect or by bringing the company providing the plan to the area.

Councilmember Randall commented they are in a great location right now. They are busy in the morning. She does not think the location is good as she is concerned with the apartments being right there.

Councilmember Hughes asked Councilmember Bowcutt if there were issues with that at the Planning Commission meeting.

Councilmember Bowcutt noted that issue was not a big a concern. Neighbors to the east were concerned more about the height. He does not recall much said about traffic. Nearby property owners were notified of the public hearing.

City Manager Gary Esplin stated the location of the property is a bit of a concern. The use can work there; however, it is a bit off the commercial track. This is tough piece of property to develop.

Mayor Pike commented looking at the photos, there are few accesses to the residential areas.

Councilmember Bowcutt noted that he is concerned that if Council recommends Alternative #3, what that does to the original design. He asked if the applicant will have to start all over again. The applicant is presenting one thing and staff is proposing something else.

City Manager Gary Esplin explained that the applicant can return with a modified plan for reconsideration. Because it is zoned Planned Development, Council has to approve the site plan.

City Attorney Shawn Guzman stated that he does not feel it will be a significant change. Anyone with a Planned Development Commercial zone can request changes.

City Manager Gary Esplin noted that they know their business. If it creates a problem with their business, the Council may not want to add more regulations.

City Attorney Shawn Guzman clarified because a Planned Development Commercial zone there is no waiting period. The item can be tabled.

Councilmember Bowcutt commented that the Planning Commission tabled the request in the past. There is no difference as when it first started.

City Manager Gary Esplin explained that the hearing can be continued allowing staff to work with the owner to see exactly what the opposition would be and discuss Council's concerns.

Councilmember Almquist mentioned that they also make deliveries. He asked staff if it is against code to choose alternative #2.

A discussion took place regarding alternative #2, which includes suggestions from the Planning Commission.

Councilmember Bowcutt asked staff to clarify where the fencing will be required.

Mr. Snyder explained that it will be required along the freeway, 300 South and along the top. The material being recommended will be on all three sides and the front.

MOTION: A motion was made by Councilmember Arial to approve the zone change amending PD-C zone on one acre of property generally located east of the I-15 Freeway and north of 300 South Street to accommodate the future development of a sprinkler supply wholesale/retail store as the applicant proposed with the stipulations of the Planning Commission.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND CITY CODE/ORDINANCE:

Public hearing to consider amending Title 9, Chapter 13 of City code pertaining to off premises signs. City of St. George, applicant.

Planning & Zoning Manager John Willis presented the request to amend Title 9, Chapter 13 of City code pertaining to off premises signs. He explained that on December 4, 2014, the Council approved a temporary ordinance prohibiting new off premises signs. Currently, the sign code regarding conversion of static off premises

signs to electronic message signs does not address several potential issues. He read the proposed changes to the ordinance as outlined in the agenda packet.

Councilmember Bowcutt inquired if the sign companies have the ability to perform the requirements in the proposed ordinance.

Mr. Willis replied yes, sign companies have the ability to follow the proposed requirements. The 1,500 foot distance requirement applies to any sign, whether digital or standard, is currently in the code. What is being changed is the distance between residential from static and digital billboards. It was found that most communities require 300-500 feet.

City Attorney Shawn Guzman stated that in the past, ULCT has asked for 500 feet, however, they came up with a 300 foot compromise after working with sign companies.

Councilmember Almquist commented that he is concerned that residential zones where it is unbuildable, maybe a hillside. It may make more sense for the ordinance to say that the distance is 300 feet from a residence if the residential zone is unbuildable.

City Attorney Shawn Guzman stated that staff can work on that with the sign companies. Another good example is the YESCO billboard near 700 South. On the digital face headed southbound, it does not affect the residents. That billboard has less light than the parking lot lights adjacent to it. There have already been discussions on some of these issues.

Councilmember Almquist asked if they should take more time.

Mayor Pike opened the public hearing.

Terry Reid, resident, explained that he has been in the outdoor advertising business for approximately 35 years. He has been involved in the majority of sign ordinances written in Utah. In his experience, the percentage of signs to population has decreased. They are trying to protect their clients. When the moratorium was passed, it was for digital billboards. To remove the 500 foot distance at interchanges makes more signs non-conforming. He would like to be more accommodating, but could not because the ordinance is too conforming. There needs to be language that allows a digital sign that minimizes the impact on residential homes rather than an arbitrary number. He believes more time is needed to review this proposal.

Mike Hallum, with YESCO, stated that they support continuing the public hearing so they can voice their concerns to staff.

Weston Saunders, with Saunders Advertising, also supports the opportunity to continue discussions and draft something that works for everybody.

Mayor Pike continued the public hearing.

City Attorney Shawn Guzman mentioned a letter received from Wade Budge. He suggested the hearing be continued to the June 18th.

Councilmember Bowcutt commented that it is tough to imagine the 500 foot versus 1,500 feet. He would like the Council visit some signs to see examples.

MOTION: A motion was made by Councilmember Hughes to continue the public hearing to June 18, 2015.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

Mayor Pike called for a short recess.

**PUBLIC HEARING/ADOPT FISCAL YEAR 2015-16 BUDGET/RESOLUTION:
Public hearing to receive public input on the Fiscal Year 2015-16 Budget**

Mayor Pike opened the public hearing. There being no comment, he continued the public hearing to June 18th.

MOTION: A motion was made by Councilmember Hughes to continue the public hearing to June 18th.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/2015 EDWARD BYRNE MEMORIAL GRANT (JAG GRANT):
Public hearing to receive public input on the 2015 Edward Byrne Memorial Grant (JAG Grant) for the Police Department.**

City Manager Gary Esplin stated this item is for the JAG Grant for the Police Department.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

Councilmember Hughes asked if the Council is approving to accept the funds to purchase a Razor vehicle.

City Manager Gary Esplin replied yes, the Council would be approving the grant application.

MOTION: A motion was made by Councilmember Almquist to approve the JAG Grant application.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

DAY TIME WATERING RESTRICTIONS:

Consider approval of day time watering restrictions for those irrigating with culinary water.

Water & Energy Conservation Coordinator Rene Fleming stated that staff would rather have those that irrigate with culinary water do so at night when it is cooler. The irrigation system does not have the production and storage capacity to handle getting all of the large irrigators watered in 12 hours. It is a better use of resources to irrigate when water is available. This restriction includes reuse water. Staff recommends watering during the hours of 8:00 p.m. to 8:00 a.m. Peak time is 6:00 a.m. She stated that residents can call the Water Conservancy District if they want a free water audit. They will give them a customized irrigation schedule. Additionally, if citizens are interested in making upgrades to their irrigation system, the Conservancy District offers rebates.

MOTION: A motion was made by Councilmember Bowcutt to approve the water restrictions for those irrigating with culinary water; watering from 8:00 p.m. to 8:00 a.m.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARING:

Planning and Zoning Manager John Willis advised that at its meeting held on May 26, 2015, the Planning Commission recommended setting a public hearing for June 18, 2015 to consider a zone change amendment on approximately 5.7 acres in a Planned

Development Residential zone to construct a four-story, 78 unit condominium project. The project is Estancia and is located at approximately 1151 South Plantations Drive.

MOTION: A motion was made by Councilmember Randall to set the public hearing as presented.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin asked if this was a second building.

Mr. Willis explained that the original approval was for four buildings. The proposal is to remove one of the buildings, only building three. Additionally, the applicant proposes to increase the height and footprint. It is the same project with the same number of units.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for The Escapes Phase 6, a 12-lot residential subdivision located at Canyon Tree Drive and Arcadian Shores Drive; zoning is PD-R. The developer is proposing an open space amenity area.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for The Escapes Phase 6.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT AMENDMENT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat amendment for Stone Cliff Phase 13. The property is zoned PD-R and is located southeast of Stone Cliff Phase 11 and the intersection of Cobalt Drive and Flint Drive. The purpose of the amendment is to add lot 33 and to provide a private drive as access to lots 32, 33 and 34. There will be a 14-foot cut into the rock that will be along the back side of the lots. The ordinance states that accessory structures cannot

be built in the ridgeline setback or remove significant vegetation; however, staff does not feel there is a significant amount of vegetation.

MOTION: A motion was made by Councilmember Randall to amend the preliminary plat for Stone Cliff Phase 13.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Oakwood Estates Phase 2, an 8-lot residential subdivision located at approximately 3000 East and 3150 South; zoning is R-1-10. Lot 48 will remain as a detention basin until the storm drain line near the Seegmiller property is installed.

Councilmember Bowcutt inquired if the developer will need to return when the lot is no longer needed as a basin.

Mr. Jenkins explained that there is a note on the plat that states once the storm drain line is in and approved, it automatically vacates the easement on the lot.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Oakwood Estates Phase 2.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Tonaquint Heights Phase 2, a 13-lot residential subdivision located at approximately 1170 West and Chandler Drive; zoning is R-1-40. The density meets the R-1-40 zone. Within the lots themselves, only certain areas can be disturbed.

MOTION: A motion was made by Councilmember Bowcutt to approve the final plat for Tonaquint Heights Phase 2.

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Tonaquint Terrace Phase 3, a 6-lot residential subdivision located at approximately 1200 West and 2440 South; zoning is R-1-10.

MOTION: A motion was made by Councilmember Randall to approve the final plat for Tonaquint Terrace Phase 3.

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

ADJOURN TO REDEVELOPMENT AGENCY MEETING:

MOTION: A motion was made by Councilmember Almquist to recess the City Council and reconvene into the Redevelopment Agency Meeting.

SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

The meeting reconvened following the Redevelopment Agency meeting.

City Manager Gary Esplin advised that staff needed to advertise a public hearing. He told them to advertise the public hearing for July 9th.

Mayor Pike suggested cancelling the July 2nd meeting and work things out on for the 9th.

MINUTES:

Consider approval of the minutes from the meeting held on April 16, 2015.

MOTION: A motion was made by Councilmember Almquist to approve the minutes from April 16, 2015.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the meeting held on April 30, 2015.

MOTION: A motion was made by Councilmember Arial to approve the minutes from April 30, 2015.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye
Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:

City Manager Gary Esplin advised that he received a notice from the FAA that they finalized the land exchange. The item will be formally accepted on the June 18th meeting.

Councilmember Almquist mentioned the Flood Control Authority meeting. He explained that as they receive grants, they have to officially be accepted. A representative from NRCS was present. They were able to fund \$587,000 for the Stucki basin.

Mayor Pike mentioned that 2 million tons of rock was removed. Additionally, the NRCS put in \$75 million; the municipalities in the County matched \$25 million in goods and services. The project could not have done that without the federal

government. He stated there was an interesting discussion about the group becoming owners of a property. They may need to hire a part time attorney.

Councilmember Almquist noted that they are developing into a properly structured body.

ADJOURN:

MOTION: A motion was made by Councilmember Almquist to adjourn.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist – aye

Councilmember Hughes – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

Councilmember Arial – aye

• The vote was unanimous and the motion carried.